



## 2039 Game Court Armstrong British Columbia \$745,900

MORTGAGE HELPER! This spacious 5-bed, 3-bath home offers incredible value with a bright 2-bed basement suite. Upstairs, the kitchen overlooks the backyard & features a cozy eating nook with patio doors leading to a sunny deck. The dining room includes a charming bay window & is conveniently located just off the kitchen & living room. A large, bright front window fills the living room with natural light, & a gas fireplace adds warmth. The primary bedroom features both a standard & walk-in closet along with a full ensuite—this space is ready for someone with vision to give it the finishing touches it deserves. 2 additional bedrooms & another full bathroom complete the main floor, with one room ideal for a den/home office. Downstairs, the separate-entry basement suite is a standout feature—bright & beautifully finished, offering 2 beds, a full bath, & a large living room. Shared laundry is located on this level. The fully fenced backyard offers mature landscaping, 2 storage sheds, & an uncovered deck with storage space underneath. An attached garage (perfect for one vehicle & workbench or storage), plus RV or boat parking in the extended driveway. Whether you're looking for a family home with room to grow or an investment opportunity with built-in rental income, this property has it all in a friendly, family neighbourhood close to parks, schools, & all the amenities of Armstrong. Don't miss out! (id:6769)

Laundry room 9'8" x 13'3"

Other 20'6" x 18'8"

Bedroom 9'3" x 10'4"

Bedroom 10'2" x 10'3"

4pc Ensuite bath 8'3" x 5'11"

Primary Bedroom 11'9" x 11'11"

4pc Bathroom 5'3" x 7'5"

Kitchen 9'1" x 18'5"

Dining room 10'0" x 11'10"

Living room 10'2" x 17'6"

Living room 20'9" x 11'4"

Kitchen 16'5" x 10'10"

Full bathroom 9'8" x 8'4"

Bedroom 9'5" x 13'0"

Primary Bedroom 9'10" x 12'8"

Listing Presented By:



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